

North Stardust & Antelope County Road Improvement District
50% Project Summary for Public Meeting – July 27, 2005

The North Stardust Trail & Antelope Lane County Improvement District is currently at 50% design. The 50% construction plans will be presented this evening with an opportunity for attendees to ask questions and provide feedback to the District on the project.

The anticipated roadway improvements extend north along **Stardust Trail**, from the intersection of Stardust Trail and Laramie Road, to the intersection of Stardust Trail and Antelope Lane. The improvements will also extend north across the Stardust/Antelope intersection approximately 300 feet.

The alignment of **Stardust Trail** has been designed to maintain (to the greatest extent possible) the existing road alignment to reduce utility relocations. This alignment effectively splits the required right-of-way acquisitions evenly between property owners along both sides of the road (approximately 30-feet).

Roadway improvements along **Antelope Lane** will extend east from the intersection of Stardust Trail and Antelope Lane to the intersection of Antelope Lane and Yukon Trail.

The alignment of **Antelope Lane** has been designed to maintain the existing road alignment to the greatest extent possible to reduce utility relocations. This proposed alignment requires an uneven split in required property acquisition between property owners along both sides of the road. The greatest property requirements are needed on the north side of Antelope at the intersection of Stardust Trail, and the south side of Antelope at the intersection of Yukon Trail. Rights-of-way acquisitions are identified on the exhibits shown at the meeting.

Several challenges exist on the project. There are several encroachments (primarily fences) along the proposed alignment, poor existing drainage patterns and some utility relocations will be required. The 50% plans depict fences that will need to be relocated as a part of (or prior to) construction. It is estimated that 3,300 LF of fencing will need to be relocated outside of the public right-of-way.

Public rights-of-way are needed for all properties along Stardust Trail and Antelope Lane. Without rights-of-way (ROW) the project cannot be constructed. If property owners are not willing to give their ROW so that the District must purchase it, then the cost of the project rises for everyone. While the Board of Supervisors has the authority to condemn land for public purposes, the Board has not used that power in decades and it is more likely that the project can be blocked entirely if someone refuses to give or sell their ROW.

The slopes in the project area are very flat with some natural lower points that collect water. The project is designed to maintain the existing drainage patterns. Culverts will be installed under the roads and driveways to prevent stormwater from overtopping the road. There will continue to be some areas of ponding adjacent to the road after the completion of the project.

Utility relocations will be required along Stardust Trail and Antelope Lane. The extents of relocations are shown on the 50% plans. It is estimated that 5,000-feet of electric and telephone line may need to be relocated. As the project design is refined, these numbers will change.

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State law allows the District Engineer to create an Engineer's Estimate, or an estimate of the total construction costs for the project. If all the bids for the project exceed the Engineer's Estimate, the estimate must be revised and the project re-bid. The re-bid would increase the total project cost in time and money.

The intent of the Engineer's Estimate is to accurately anticipate the construction costs. The estimate may be higher than the bids received. This will ensure that the project moves forward without delay and additional costs. The estimate is adjusted to account for labor and material inflation.

The total project cost is approximately \$1,560,000, with the County contributing \$226,000. The remaining costs are paid for by the District Members. This amount is \$1,334,000. The current project estimate does not include costs for the purchase of right-of-way in the District.

It is proposed that the Improvement District be assessed as a 1-tier method, meaning all 86 parcels are assessed an equal amount. This methodology defines the assessment to each parcel currently to be in the range: \$14,000 - \$17,000. These estimates are based on the amount to be paid by the District as shown in the project costs above. As the project moves to final design, these estimates will be refined to determine the final assessment for each parcel.

Please contact Lucinda Andreani with any questions or comments.

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